



136 River Road
New Paltz, NY 12561
For Sale: \$149,900

Type:	Single Family
MLS#:	20263535
Square Footage:	0
Taxes:	\$1
Year Built:	2026

Rare opportunity to own a share in a resident-owned cooperative community offering affordable homeownership and flexible new construction options in Ulster County. Community approval is required and is the first step in the ownership process. All prospective purchasers must complete and be approved by the cooperative prior to acquiring a share or placing a home on the site. Ownership is based on the purchase of a cooperative share with a cash buy-in currently set at 1,700. This upfront share purchase is separate from the purchase of any home and grants residents the right to occupy a homesite within the community. Monthly lot rent is 700 which includes taxes, water, sewer and garbage. New Home Opportunities (Turnkey Packages Available) New single-wide homes up to 70 feet in length may be permitted, subject to cooperative approval and applicable municipal codes and inspections. Double-wides, RVs and Tiny Homes are not permitted. Buyers may choose from 2- or 3-bedroom floor plans with 1 to 2 bathrooms and select interior finishes to personalize their home. Turnkey packages include home delivery, site preparation, foundation installation, and full utility hookups including electrical and plumbing, providing a move-in-ready installation upon completion. Buyers may also have the option to place their own manufactured home on the site, subject to cooperative rules, design standards, and all local building and inspection requirements. All homes must meet community guidelines and receive prior approval. All homes placed must be newer than 1990 and carry the applicable HUD/DMV Tags, stickers. PLEASE NOTE: Portions of Property is located in a AE Flood Plain. Flood Insurance May be required. Plans are underway for a professional land elevation survey of the whole property. Current build-out time are approximately 6-9 months.

Listing Details

Asking Price: \$149,900	Taxes: \$1	Status: Active
Type: Single Family	MLS ID: 20263535	Last Update: 8/27/2026
Added: 80 Day(s) Ago		

Property Details

Address: 136 River Road	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Home Style: Ranch	Year Built: 2026

Location Details

Lot Size: 0.1 Acres	Water Front: No	Water Access: No
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School Details

School District: Kingston

Heating, Cooling, & Utility Details

Water Type: Shared Well

Broker Details

Berardi Realty	Gregory Berardi
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